

Document No. 2548
Adopted at Meeting of 6/ 28/ 73

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: ESTABLISHMENT OF FAIR MARKET VALUE IN
SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56

WHEREAS, the governing body of the Authority (the Board) at a regular meeting on April 19, 1973, adopted a Resolution entitled "Resolution of the Boston Redevelopment Authority Relative to the Establishment of Fair Market Value for Properties to be Acquired", and

WHEREAS, the parcel was appraised by at least two independent fee appraisers, was reviewed by staff appraisers, and the value recommended by the Real Estate Director and concurred in by the General Counsel;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY: THAT, the Fair Market Value of the parcel listed below is hereby established:

<u>Parcel No.</u>	<u>Owner</u>	<u>Price</u>
610A-24	First Lenox Realty	\$78,000

PROJECT SOUTH END MASS. R-56

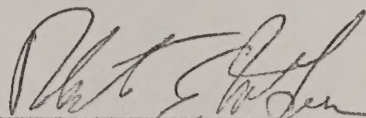
Certificate No. 5

PARCEL NO. 610A-24

Assessment	\$40,500
First Appraisal	87,600
Second Appraisal	78,000
Rec. Acq. Price	\$78,000

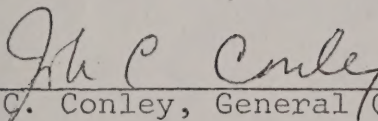
The appraisers have wide variances in their estimates of rental value, allowance for vacancy and credit loss and allowance for repairs. They also differ considerably in their selection of an overall capitalization rate.

We estimate gross rental value at approximately \$19,000. A vacancy allowance of 5% appears reasonable due to the nature of the principal business occupant of the property. We estimate total expenses of \$10,166, including \$7,966 for taxes; \$700 for repairs; \$600 for insurance and \$900 for management. At a capitalization rate of 10%, a value of approximately \$78,000 is indicated.



Robert E. McGovern
Real Estate Director

Concurred in by:



John C. Conley, General Counsel

CERTIFICATE RELATING TO ESTABLISHMENT OF FAIR MARKET VALUE

I, Robert T. Kenney, the duly appointed Director of the Boston Redevelopment Authority, do hereby certify that the governing body of the Authority (the Board) at a regular meeting on June 28, 1973, established the fair market value of the parcel listed below and that the statements contained herein are true and correct to the best of my knowledge and belief:

The appraised values and the dates therefor, and the fair market values established by the Authority, as of this date, are as follows:

PROJECT: SOUTH END MASS. R-56

<u>Parcel No.</u>	<u>First</u> <u>Appraisal</u>	<u>Date</u>	<u>Second</u> <u>Appraisal</u>	<u>Date</u>	<u>Fair Market</u> <u>Value</u>
610A-24	87,600	4/26/73	\$78,000	5/7/73	\$78,000

Date

Robert T. Kenney, Director
BOSTON REDEVELOPMENT AUTHORITY

M E M O R A N D U M

June 28, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END PROJECT MASS. R-56
Establishment of Fair Market Value
Parcel No. 610A-24

It is requested that you approve and certify the fair market value of the parcel listed on the attached certificate.

The parcel has been appraised by two qualified, independent fee appraisers. The appraisals have been reviewed by staff appraisers, under the supervision of the Real Estate Director, in accordance with applicable State law, the Real Property Acquisition Policies Act of 1970, Public Law 91-646, and the Department of Housing and Urban Development policies and requirements.

The Real Estate Director is of the opinion that the price for this parcel is a reasonable estimate of its fair market value.

The General Counsel concurs with the price recommended.